

MINUTES OF THE SOLANO COUNTY ZONING ADMINISTRATOR'S MEETING

Telephonic Meeting of May 7, 2020

The regular meeting of the Solano County Zoning Administrator was called to order at 10:00 a.m. in the Department of Resource Management, Fairfield, California, via telephone.

STAFF PRESENT:

Bill Emlen, Director/Interim Zoning Administrator
Jamielynne Harrison, Zoning Administrator Clerk

ADMINISTRATIVE APPROVALS

There were no administrative approvals for review.

PUBLIC HEARING

1. Public Hearing to consider Minor Use Permit Application MU-19-15 (**O'Brien**) to establish an Unhosted Vacation Rental at 5455 Suisun Valley Road, 4 miles northwest of the City of Fairfield within the Exclusive Agriculture "A-20" Zoning District; APN: 0149-090-020 (Project Planner: Eric Wilberg) **Staff Recommendation:** Approval

Action: The planner provided a brief presentation of staff's written report. The applicant was present via telephone. She stated that she is a long-time resident, raised her children in Suisun Valley and her elderly parents live there as well. She recently designed and built a home in the valley on an isolated 20-acre property. She screens all guests and meets with them personally upon arrival and departure. She does not allow parties or events of any kind. She has a Ring camera system to monitor any vehicles arriving and exiting the property, as well as viewing the home entrance. She said that she wants to support the local community and is hopeful that the permit would be approved. The applicant also submitted an email referencing the aforementioned.

Bill Emlen opened the public hearing. He noted for the record that correspondence was received from Ms. Mary Browning. She wrote in opposition to the minor use permit. She articulated concerns expressed regarding vacation rentals in general, as well as concerns that this particular unit could be rented for larger groups. She is asking for the Zoning Administrator to postpone issuances of minor use permits for vacation homes in the county concerning the impacts of these types of land uses. There were less specific comments regarding MU-19-15 and more comments about vacation rentals in general which she has expressed concerns.

Any person who believes he or she has been adversely affected by the decision of the Zoning Administrator may file an appeal of the decision to the Planning Commission within ten days.

The public hearing was closed. Based on the review of the application, the planner's presentation and Ms. O'Brien's description of their intent to operate this particular use permit, the application was approved subject to the resolution and the conditions of approval that have been established by planning staff. The Director indicated that he can see the effort and commitment to operate the vacation rental in accordance with the intent of the Vacation Rental Ordinance.

2. Public Hearing to Consideration and approval of Neighborhood Compatibility Waiver WA-19-07 (**Ferronato**) to waive the two-car enclosed garage requirement for a proposed manufactured home for use as a Primary Dwelling located at 4380 Olive Avenue in unincorporated Solano County, within the Rural Residential (RR-2.5) Zoning District; APN 0038-150-200. (Project Planner: Travis Kroger)

Action: The applicant was not present. The Director opened the public hearing and invited speakers. Since there were no speakers either for or against this matter, the Director closed the public hearing and approved the application subject to the 10-day appeal period.

Since there was no further business, the meeting was **adjourned**.